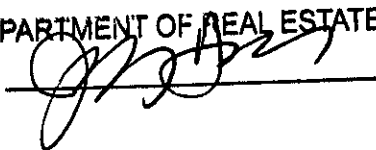


1 Department of Real Estate
2 320 West 4th Street, Suite 350
3 Los Angeles, CA 90013-1105

4 Telephone: (213) 576-6982

FILED

JUN 18 2009

DEPARTMENT OF REAL ESTATE
BY: 

9 BEFORE THE DEPARTMENT OF REAL ESTATE

10 STATE OF CALIFORNIA

11 * * *

12 In the Matter of the Accusation of) NO. H-35567 LA
13)
14 TALEEN K. KAMAR,) L-2009030423
15)
16) STIPULATION AND AGREEMENT
Respondent.)

17
18 It is hereby stipulated by and between TALEEN K.
19 KAMAR, (sometimes referred to as "Respondent") and the
20 Complainant, acting by and through Julie L. To, Counsel for the
21 Department of Real Estate, as follows for the purpose of
22 settling and disposing of the Accusation filed on December 30,
23 2008, in this matter.

24
25 1. All issues which were to be contested and all
26 evidence which was to be presented by Complainant and Respondent
27 at a formal hearing on the Accusation, which hearing was to be
held in accordance with the provisions of the Administrative

1 Procedure Act (APA), shall instead and in place thereof be
2 submitted solely on the basis of the provisions of this
3 Stipulation and Agreement.

4
5 2. Respondent has received, read and understands the
6 Statement to Respondent, the Discovery Provisions of the APA and
7 the Accusation filed by the Department of Real Estate
8 ("Department") in this proceeding.

9 3. On January 14, 2009, Respondent filed a Notice of
10 Defense, pursuant to Section 11506 of the Government Code for
11 the purpose of requesting a hearing on the allegations in the
12 Accusation. Respondent hereby freely and voluntarily withdraws
13 said Notice of Defense. Respondent acknowledges that she
14 understands that by withdrawing said Notice of Defense she will
15 thereby waive her right to require the Commissioner to prove the
16 allegations in the Accusation at a contested hearing held in
17 accordance with the provisions of the APA and that she will
18 waive other rights afforded to her in connection with the
19 hearing, such as the right to present evidence in defense of the
20 allegations in the Accusation and the right to cross-examine
21 witnesses.
22
23

24 4. Respondent, pursuant to the limitations set forth
25 below, hereby admits that the factual allegations set forth in
26 the Accusation filed in this proceeding are true and correct and
27

1 the Real Estate Commissioner shall not be required to provide
2 further evidence of such allegations.

3 5. It is understood by the parties that the Real
4 Estate Commissioner may adopt the Stipulation and Agreement as
5 his decision in this matter, thereby imposing the penalty and
6 sanctions on Respondent's real estate licenses and license
7 rights as set forth in the below "Order". In the event that
8 the Commissioner in his discretion does not adopt the
9 Stipulation and Agreement, it shall be void and of no effect,
10 and Respondent shall retain the right to a hearing and
11 proceeding on the Accusation under all the provisions of the
12 APA and shall not be bound by any admission or waiver made
13 herein.
14

15 6. The Order or any subsequent Order of the Real
16 Estate Commissioner made pursuant to this Stipulation and
17 Agreement shall not constitute an estoppel, merger or bar to any
18 further administrative or civil proceedings by the Department of
19 Real Estate with respect to any matters which were not
20 specifically alleged to be causes for accusation in this
21 proceeding.
22

23 DETERMINATION OF ISSUES
24

25 By reason of the foregoing stipulations, admissions
26 and waivers and solely for the purpose of settlement of the
27 pending Accusation without a hearing, it is stipulated and

1 agreed that the following determination of issues shall be
2 made:

3 The Conduct of Respondent, as described in the
4 Accusation, are grounds for the suspension or revocation of all
5 of the real estate licenses and license rights of Respondent
6 under the provisions of Business & Professions Code sections
7 490 and 10177(b).
8

9 ORDER

10 WHEREFORE, THE FOLLOWING ORDER is hereby made:

11 ALL licenses and licensing rights of Respondent TALEEN
12 K. KAMAR, under the Real Estate Law are revoked; provided,
13 however, a restricted real estate sales license shall be issued
14 to Respondent pursuant to Section 10156.5 of the Code if
15 Respondent makes application therefor and pays to the Department
16 the appropriate fee for the restricted license within 90 days
17 from the effective date of this Decision.
18

19 The Restricted license issued to Respondent shall be
20 subject to all of the provisions of Section 10156.7 of the Code
21 and to the following conditions, limitations and restrictions
22 imposed under the authority of Section 10156.6 of the Code:

23 1. The restricted license issued to Respondent may be
24 suspended prior to hearing by Order of the Commissioner in the
25 event of Respondent's conviction or plea of nolo contendere to
26
27

1 a crime which is substantially related to Respondent's fitness
2 or capacity as a real estate licensee.

3 2. The restricted license issued to Respondent may be
4 suspended prior to hearing by Order of the Commissioner on
5 evidence satisfactory to the Commissioner that Respondent has
6 violated provisions of the Real Estate law, the Subdivided
7 Lands Law, Regulations of the Real Estate Commissioner or
8 conditions attaching to the restricted license.
9

10 3. Respondent shall not be eligible to apply for
11 issuance of an unrestricted real estate license nor for the
12 removal of any of the conditions, limitations or restrictions
13 of a restricted license until two (2) years have elapsed from
14 the effective date of this Decision.
15

16 4. Respondent shall submit with any application for
17 license under an employing broker, or any application for
18 transfer to a new employing broker, a statement signed by the
19 prospective employing real estate broker, on a form approved by
20 the Department, which shall certify:
21

22 (a) That the employing broker has read the Decision
23 of the Commissioner which granted the right to a restricted
24 license; and

25 (b) That the employing broker will exercise close
26 supervision over the performance by the restricted licensee
27

1 relating to activities for which a real estate salesperson
2 license is required.

3 5. Respondent shall, within nine (9) months from the
4 effective date of this Decision, present evidence satisfactory
5 to the Commissioner that Respondent has, since the most recent
6 issuance of an original or renewal real estate license, taken
7 and successfully completed the continuing education
8 requirements of Article 2.5 of Chapter 3 of the Real Estate Law
9 for renewal of a real estate license. If Respondent fails to
10 satisfy this condition, the Commissioner may order the
11 suspension of the restricted license until Respondent presents
12 such evidence. The Commissioner shall afford Respondent the
13 opportunity for a hearing pursuant to the APA to present such
14 evidence.
15
16

17
18 DATED: 06-01-09



JULIE L. TO, Counsel
DEPARTMENT OF REAL ESTATE

19
20 * * *

21
22 I have read the Stipulation and Agreement, and its
23 terms are understood by me and are agreeable and acceptable to
24 me. I understand that I am waiving rights given to me by the
25 California Administrative Procedure Act (including but not
26 limited to Sections 11506, 11508, 11509 and 11513 of the
27

1 Government Code), and I willingly, intelligently and
2 voluntarily waive those rights, including the right of
3 requiring the Commissioner to prove the allegations in the
4 Accusation at a hearing at which I would have the right to
5 cross-examine witnesses against me and to present evidence in
6 defense and mitigation of the charges.
7

8 Respondent can signify acceptance and approval of the
9 terms and conditions of this Stipulation and Agreement by
10 faxing a copy of its signature page, as actually signed by
11 Respondent, to the Department at the following telephone/fax
12 number (213) 576-6917. Respondent agrees, acknowledges, and
13 understands that by electronically sending to the Department a
14 fax copy of his actual signature as it appears on the
15 Stipulation and Agreement, that receipt of the faxed copy by
16 the Department shall be as binding on Respondent as if the
17 Department had received the original signed Stipulation and
18 Agreement.
19

20 DATED: May 27, 2009

Taleen K. Kamar

TALEEN K. KAMAR,
Respondent

21
22
23 ///

24 ///

25 ///

26 ///

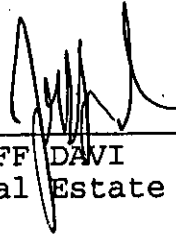
27

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

* * *

The foregoing Stipulation and Agreement is hereby
adopted as my Decision in this matter and shall become
effective at 12 o'clock noon on July 8, 2009.

IT IS SO ORDERED 6/17/09, 2009.



JEFF DAVI
Real Estate Commissioner

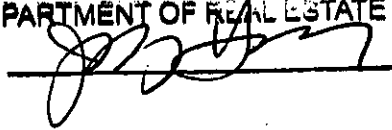
JULIE L. TO, Counsel (SBN 219482)
Department of Real Estate
320 West 4th Street, Suite 350
Los Angeles, California 90013-1105

Telephone: (213) 576-6982
(Direct) (213) 576-6916

FILED

DEC 30 2008

DEPARTMENT OF REAL ESTATE

BY: 

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

In the Matter of the Accusation of)	No. H- 35567 LA
TALEEN K. KAMAR,)	<u>A C C U S A T I O N</u>
Respondent.)	

The Complainant, Maria Suarez, a Deputy Real Estate Commissioner of the State of California, for cause of Accusation against TALEEN K. KAMAR, a.k.a. Taleen Knar Kamar ("Respondent"), alleges as follows:

1.

The Complainant, Maria Suarez, a Deputy Real Estate Commissioner of the State of California, makes this Accusation in her official capacity.

2.

Respondent is presently licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the

1 California Business and Professions Code ("Code"), as a real
2 estate broker.

3 3.

4 On or about April 16, 2008, in the Superior Court of
5 the State of California, County of Los Angeles, in Case No.
6 7HY03314, Respondent was convicted of violating Penal Code
7 Section 484(a) (theft of property), a misdemeanor. Respondent
8 was sentenced to one day in jail, twelve months probation,
9 ordered to pay fines, and ordered to stay away from Macy's
10 located at 2828 Colorado Boulevard in Los Angeles.

11 4.

12 The conviction described in Paragraph 3, by its facts
13 and circumstances, bears a substantial relationship under
14 Section 2910, Title 10, Chapter 6, California Code of
15 Regulations to the qualifications, functions or duties of a real
16 estate licensee.

17 5.

18 The crime of which Respondent was convicted, as
19 described in Paragraph 3 above, constitutes cause under Sections
20 490 and 10177(b) of the Code for the suspension or revocation of
21 the license and license rights of Respondent under the Real
22 Estate Law.

23 ///

24 ///

25 ///

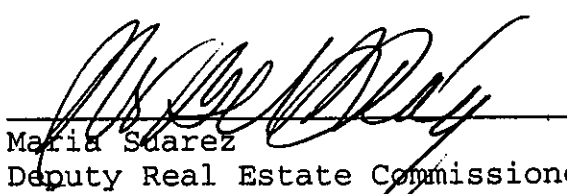
26 ///

27 ///

1 WHEREFORE, Complainant prays that a hearing be
2 conducted on the allegations of this Accusation and that upon
3 proof thereof, a decision be rendered imposing disciplinary
4 action against all the licenses and license rights of
5 Respondent, TALEEN K. KAMAR, under the Real Estate Law (Part 1
6 of Division 4 of the Business and Professions Code) and for such
7 other and further relief as may be proper under other applicable
8 provisions of law.

9 Dated at Los Angeles, California

10 this 12th day of December, 2008.

11
12
13 
14 Maria Suarez
15 Deputy Real Estate Commissioner
16
17
18
19
20
21
22
23
24
25

26 cc: TALEEN K. KAMAR
27 Maria Suarez
Sacto.